Part P
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the L.A. must be satisfied that either:-
An electrical installation certificate issued under a Competent Person Scheme has been issued; or
Appropriate certificate and forms defined in BS 7671 (as ammended) have been submitted that confirms that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevent to the nature of the work undertaken and to the technical standards set down in BS 7671,be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

Smoke alarms are required to be fixed at ground and first floor levels and interconnected. The alarm must be wired to the main supply and connected to its own fused spur, alternatively the alarm may be connected to an intruder alarm if the system is specifically designed for this purpose. A smoke detector will cover an area of 7.5m radius and a heat doctor 5.3m radius, they should be fitted in accordance with BS 5839 siting sensors within bedrooms, circulation area, head of stairways, lounge/dining rooms and roof voids. Alarms within roof voids should be fitted with a remote LED.

MAIN ROOF CONSTRUCTION
Marley Modern concrete interlocking roof tiles (smooth face) laid at a pitch of 25 degrees on standard roof trusses at 600mm centres with sarking felt laid over rafters to BS 747. Trusses to be fixed to 100 x 75mm s/w wallplate and strapped to block work with Catnic type L 30 x 5mm vertical m/s straps at least one meter in length at 2 meter centres. Roof trusses are to be provided with 100 x 25mm diagonal wind bracing at 45 degrees to the 100 x 25mm longitudinal wind bracing. Roof space to be ventilated along eaves with Marley over fascia strip ventilators ref. 22400. Manufacturer's specification should be complied with at all times.

SUSPENDED TIMBER FLOOR CONSTRUCTION
Floor to be constructed of 25mm thick T&G floor boards with a density of 15kg/m2 on 220 x 50mm gauged s/w floor joists (grade SC3) at 400mm centres. Joists spanning onto party wall are to be fixed with Catnic joist hangers built into brickwork. Ceiling to be 12mm plasterboard nailed to underside of joists with plaster skim finish. Lateral support to be provided at 2m centres with galvanised m/s straps type L 30 x 5mm extended across 3 joists. Catnic m/s herring bone strutting ref: HRB6, is to be provided along mid-span of floor joist, last joist to be packed off the brick/blockwork.

TOP WATER DRAINAGE
All top water drainage are to be 100mm underground PVC-U or Supersleeve with flexible joints piping to be laid at a minimum fall of 1:40. Drains passing under the building are to be protected by surrounded with 100mm (min) granular material and where passing through a wall a suitably sized lintel is to be provided over the opening ensuring that a 50mm space is maintained around the pipe. Openings must be masked to prevent fill. All underground drainage to comply with BS 8301 (1985). new gullies to be provided with rodding access, separate drainage systems are to be combined at the last manhole depending on existing drainage systems.

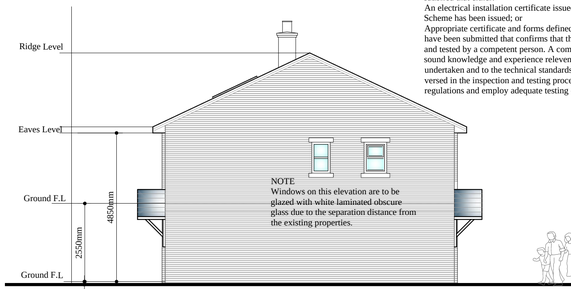
WASTE PIPES
All waste pipes are to be a minimum of 38mm dia. to wash hand basins and sinks, pipes are to be fitted with 75mm deep seal traps or anti-vac traps if connected directly to a soil and vent pipe. 40mm waste pipes are to be provided to bath and showers. Soil and vent pipes are to be 100mm dia and terminated 1m above any opening windows adjacent to the stack, a suitable bird cage is to be fitted to the top of the stack. Alternatively an air admittance valve may be used above the last stack connection. All installations are to comply with the Approved Document Part H and BS 5572 (1978).

INTERNAL PARTITIONING
All non-load bearing partitions are to be constructed of 100 x 50mm s/w studding at 450mm centres on 100 x 75mm sole plate fixed to the floor. Partition to be insulated with Rockwool bats for sound insulation and covered with 12.5mm thick plasterboard with a density of 10kg/m2 and skim to both sides.

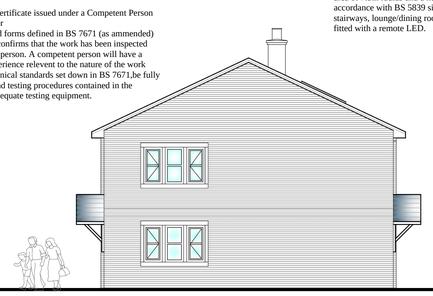
GROUND FLOOR CONSTRUCTION (SOLID)
New ground floor to be construction, clean stone well compacted to form levels with sand blinding, 1200 gauge polythene DPM to be turned up at the edges and linked in to the DPC. kinkspan Kooltherm K3 board 150mm thick with a top layer of 1000 gauge DPM membrane, slab 200mm concrete C25 with one layer of A142 anti clacking steel reinforcement to be place 50mm from the top of the slab.
U value 0.22

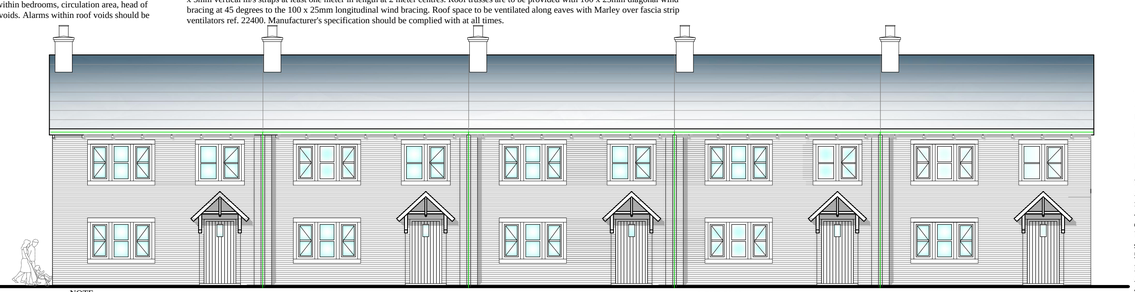
INSULATION
Insulation of the roof space is to be 100mm thick Rockwool mineral wool roll bats laid between ceiling joists over 12.5mm foil backed plasterboard, with a further 250mm fiberglass laid across-to give a total thickness of 350mm The insulation is to be extended over the timber wall plates off the internal wall maintaining a minimum 50mm air gap between the insulation and the sarking felt to ensure through ventilation of the roof space.

STAIRCASE
The new staircase shall comply with Part K of the Approved Document. The maximum rise and going for a private stair shall be any rise between 155mm and 220mm used with any going between 245mm and 260mm or any rise between 165mm and 200mm used with any going between 223mm and 300mm. The pitch of the staircase shall be no greater than 42 degrees, with a minimum headroom of 2m. The handrail is to be a minimum of 900mm high. Balustrades are to be 1m high and capable of resisting a horizontal force of at least 0.36KN/m for each meter length. Maximum openings in the balustrades shall be no greater than 100mm and rails are to be vertical so as not to allow children to readily climb the guarding. Guarding to external balconies and roof edges to be a minimum of 1100mm high and resist a horizontal force of 0.74KN/m.



PROPOSED SIDE ELEVATION TO ST PAUL'S TERRACE

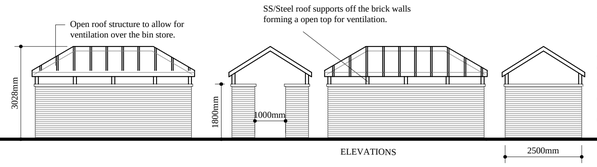

PROPOSED SIDE ELEVATION TO CLUB


PROPOSED FRONT ELEVATION

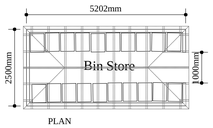
NOTE
R.W.P. Are to be fixed in the recessed brick pier as shown.

INTERNAL PARTITIONING - SOLID FLOOR
Partition walls constructed of concrete floor slab are to be 100mm thick lightweight blocks, any internal load bearing partition walls are to be constructed from 100mm solid concrete block and taken down to strip foundation or constructed on reinforced concrete slabs.

EXTERNAL WALL CONSTRUCTION
New external cavity wall to be constructed of 102mm face brickwork to match the adjacent properties, 100mm cavity insulation bats within 100mm cavity (Drytherm), 125mm concrete block with lightweight plaster finish and skim. Catnic BB2 stainless steel cavity wall ties to be spaced 900mm horizontally and 450mm vertically to comply with BS 1243 (1978). Cavity to be closed along eaves and around all openings with Catnic CC50 insulated cavity closers positioned horizontally and vertically to all openings. All openings are to be provided with Catnic lintels with a minimum end bearing of 150mm at both ends. Brickwork used below DPC to be constructed in Class B engineering or trench block may be used, the cavity is to be filled within 200mm of the DPC with weak mix concrete. All new cavity walls are to be cut through to existing cavities and be continuous.



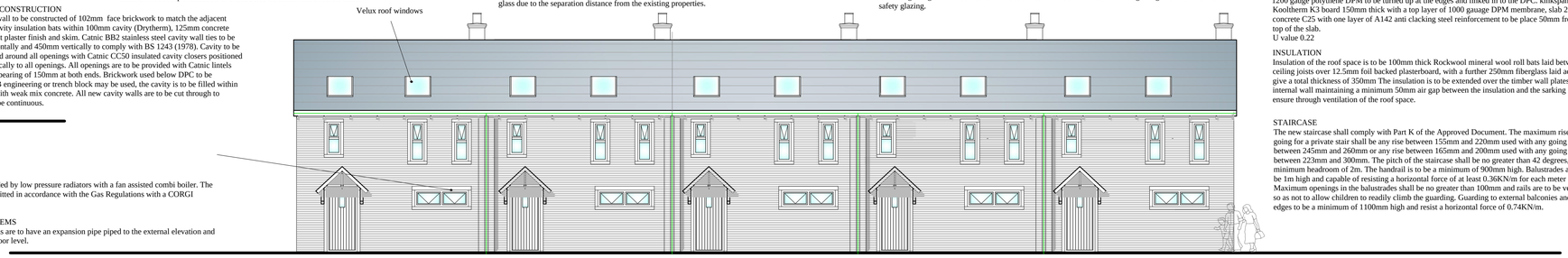
ELEVATIONS



PLAN

HEATING
Heating to be provided by low pressure radiators with a fan assisted combi boiler. The installation is to be fitted in accordance with the Gas Regulations with a CORGI registered fitter.

UNVENTED SYSTEMS
All unvented systems are to have an expansion pipe piped to the external elevation and extended down to floor level.

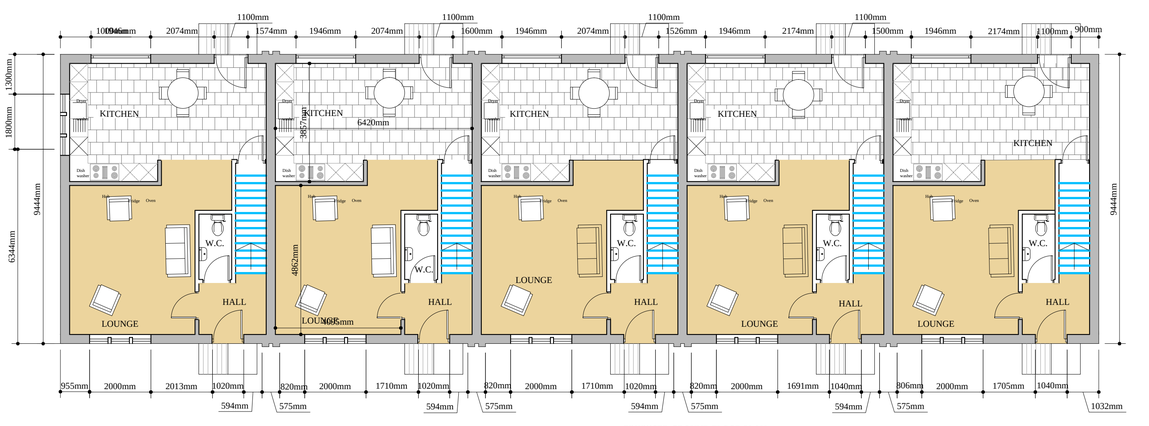


PROPOSED REAR ELEVATION

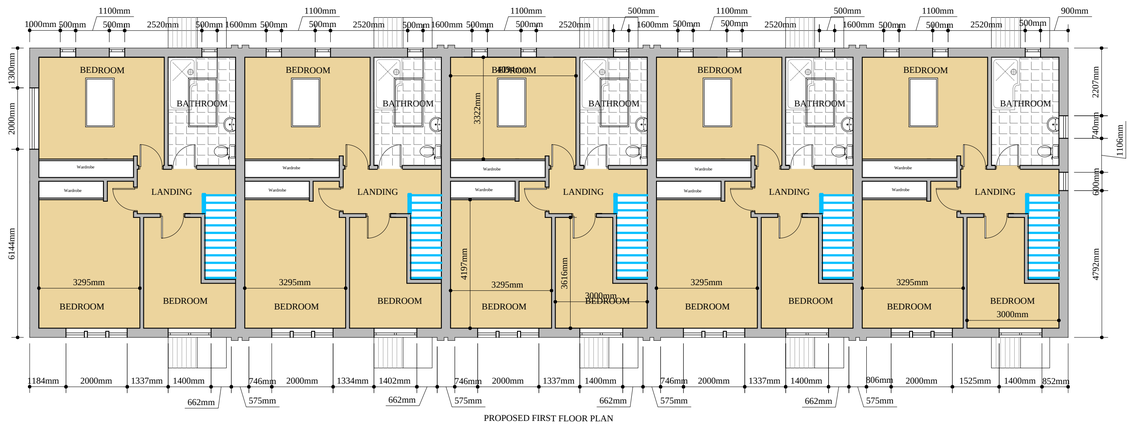
NOTE
All windows on the rear elevation are to be glazed with white laminated obscure glass due to the separation distance from the existing properties.

WINDOWS
PVC-U or hardwood window frame to be 1/10th of the floor are and have 1/20th opening lights and trickle vents to achieve 8000m3 free air flow, windows are to be fitted with double glazed units having a minimum 16mm air gap with K glass in one skin and a 'soft' low-E coating. All frames are to have vertical and horizontal DPC's to all openings. Seal-a-mastic seals are to be provided around all window and door frames to provide a water tight seal. All glazing must be carried out in accordance with BS 6262. See notes on glazing in critical locations i.e. safety glazing.

NOTE
All windows on the rear elevation are to be glazed with white laminated obscure glass due to the separation distance from the existing properties.

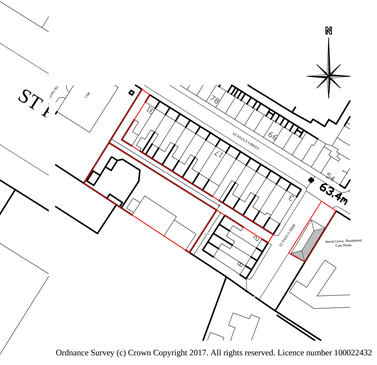


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SCALE 1:200



Client
Hambledon View Developments Ltd

Location
Back St Paul's Street
Clitheroe

Project
Housing Development

Drawing
Planning Consent

Agent
APB
Consultant Building Surveyors
1 Maple Grove
Ramsbottom BL0 0AN
Telephone 01706 826300
Mobile 07976404449

Scale
1:100 & 1:500 1:200

Date
21st September 2017

Drawing No.
DWG/01

Revision
B 7th November 2017

This drawing is provided for planning & Building Regulations consent only.
The contractor must check all dimensions on site before works are commenced. The contarctor must comply with all requirements of the Health & Safety Regulations.
DO NOT SCALE THIS DRAWING